

TOWN AND COUNTRY PLANNING DEPARTMENT

The 13th May, 1983

No. 10DP-83/7061.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963, the Governor of Haryana is pleased to publish the Revised Integrated Draft Development Plan for the Controlled Area and Additional Controlled Area along with the restrictions and conditions proposed to be made applicable to the Controlled Area covered by it (given in Annexure-A & B to the Revised Draft Development Plan) at Ambala City approved under sub-section (3) of the said section for the information of all persons likely to be affected hereby.

Notice is hereby given that the revised draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the Official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector-18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period as specified.

The relevant plans are (i) Existing land use plan Drawing No. D.T.P. (A)/2320/81, dated 19th April, 1981 (for Controlled Area and Additional Controlled Area) (ii) Revised Draft Development Plan Drawing No. D.T.P. (A)/2369/82, dated 2nd September, 1982 (for Controlled Area & Additional Controlled Area).

Annexure 'A'

Explanatory note on the revised draft development plan for the Controlled Area and Additional Controlled Area around Ambala City.

Introduction

Ambala is one of the important cities of Haryana and is located on G.T. Road at a distance of about 205 kilometres from Delhi. It is 45 kilometres from Chandigarh, the Capital City of Haryana and Punjab and is contiguous to Ambala Cantonment. This is an old district head-quarter with a seat of Commissioner and shares its boundary with the state of Punjab.

As per the provisional figures available with the Census Department, the 1981 population of Ambala City is 104,502 persons.

The trend of growth of population and the evolution of the town can be revealed from the following table:—

Year	Population	Percent growth/decline
1901	28,200	—
1911	25,908	(—) 8.1
1921	28,521	(+) 10.3
1931	37,224	(+) 30.2
1941	44,964	(+) 20.8
1951	57,979	(+) 28.9
1961	76,204	(+) 31.4
1971	83,633	(+) 9.7
1981	104,502	(+) 25.0

From the above table it is evident that the population of the town has registered a decline in growth from the year 1901 to 1911, this was mainly due to the spread of epidemic during this decade as the famine condition prevailed throughout the country. From the year 1921 the town recorded a steady growth ranging from 20% to 30% till 1961. In the decade 1961—71 the growth rate has fallen sharply coming down to (approx) 10%. This is attributed to reorganisation of erstwhile Punjab State into the States of Haryana and Punjab in the year 1966. With the result Ambala came on the border of the two states and lost its importance which was gained due to the very virtue of its being centrally located in the state. However, the town has recorded an increase of 25% in the population in the year 1971 to 1981. It is anticipated that with the implementation of better framed development programme the town will have a population of 200,000 persons by the year 2001.

Due to the physical constraints and high land value within the city, a lot of unauthorised construction has come up on its outskirts especially along the Ambala-Hissar Road and Ambala-Chandigarh Road. In order to check the haphazard growth it was necessary to declare the area around the city as controlled area under the Punjab Scheduled Roads and Controlled Areas Restriction of un-regulated Development Act, 1963.

Objects of Controlled Area

It has been noticed that due to increase in population the town is sprawling all along its Southern eastern side but the main development is along Ambala-Hissar Road and the Ambala-Chandigarh Road. In order to check this unauthorised haphazard sub-standard construction and to channelise the urban growth, the area around the town as shown on drawing No. DTP(A)/2052/75, dated 19th December, 1975 comprising of 4,850 Hectares was declared as controlled area,—vide Haryana Government Notification No. 2547-2TCP-76/21147, dated 25th May, 1976 published in the Haryana Government Gazette notification, dated 6th July, 1976. Keeping in view the haphazard and unauthorised growth of industries along the Ambala-Hissar Road an additional Controlled Area (1,110 Hects.) was declared,—vide Haryana Government Notification No. 2TCP-81/5769, dated 10th April, 1981 published in the Haryana Government Gazette, dated 10th April, 1981.

Existing Land Use

The existing town has developed in a wedge shape between the two railway lines, Kalka-Ambala and Amritsar-Delhi meeting in the South-East of the town and act as a physical barrier for the future growth towards the north-east and south-west. The general topography of the town is flat with few low lying pockets, and local depressions on the western municipal limits, but not so large such as to delay development of the area. The general slope of the land is towards South-West with the result that scope left for the future development of the town is towards North-West and South-East. The Controlled Area and Additional Controlled Area boundary consist of a few villages and sub-standard residential colonies mostly constructed in the last few years.

Proposals

Keeping in view the anticipated growth, development potential of the land and demand of the residential and industrial requirements, a revised draft development plan has been prepared for Controlled Area and Additional Controlled area, in which only few uses like, residential, commercial, Industrial, Public and Semi-Public and Agricultural, etc. are envisaged. The proposed development is conceived into three pockets i. e. one between the two railway lines which is in the form of wedge, 2nd on the east of Kalka-Ambala railway line and the third on the south of Amritsar-Delhi Railway line. As in most of the ancient towns, Ambala has some area of very high density of 500 persons per hectare and due to lack of planning it has also certain pockets of low density of 80 persons per hectare on its periphery. In order to protect the urbanisation proposals in the controlled area from the spills of River Tangri, a small drain named as Ambala Drain is proposed to be constructed as shown on the plan with an embankment on the left side of this drain. Similarly a bund on the east of River Ghaggar has also been proposed on the recommendations of Irrigation Department, Haryana.

Location of Major Urban Uses

As explained earlier, the main concept in framing the revised Draft Development Plan for Ambala City is to extend the existing town in suitably planned manner to accommodate the future developments. The various major land uses have been proposed in such a manner to enable the integrated development of the existing town. The provisions for various major land uses within the municipal limit as well as within the controlled area are as under:—

Revised Draft Development Plan Ambala City Proposed Land Uses

Total area within Controlled Area and Additional Controlled Area is 5,960 hectares. Proposed land uses for the draft development plan cover an area of 2,560 hectares which is 43% of the total area. The detailed break up of proposed land uses is given in the following table:—

Main Code	Land Use	Area falling within M.C. limits in Hectares	Area falling within controlled Area limits in Hectares	Total Area in Hects.	Percentage to total Area
100	Residential	800	448	1,248	48.75
200	Commercial	137	8	145	5.67

Main Code	Land Use	Area falling within M.C. limits in Hectares	Area falling within controlled Area limits in Hectares	Total Area in Hects.	Percentage to total Area
300	Industrial	122	241	363	14.18
400	Transport and Communications	182	108	290	11.32
500	Public Utilities	—	98	98	3.80
600	Public and Semi-Public uses	260	116	376	14.68
700	Open Spaces	40	—	40	1.60
Total		1,541	1,019	2,560	100.00

Residential

The residential area denoted with main code No. 100 is worked out on the basis of sector planning which comprises of 13 sectors, earmarking a total area of 1,248 Hects. out of which 450 Hects. of land is already built up, and about 350 Hectares of land is vacant and falls within the municipal limits. Residential reservation within the controlled area is of the order of 448 hectares. There are sufficient vacant pockets within the municipal limits which can be developed to meet the immediate demand of residential requirements.

After saturation in the main town the South-Eastern sectors of the town will be ripe for development because the provision of over bridge over Amritsar-Delhi railway line, Ambala-Hissar road has provided a boom for the development. The location of the grain market will also provide great incentives for developing industry which is likely to create considerable demand for the residential accommodation in this area. The total proposed residential area which covers about 1,248 hectares will accommodate 2,00,000 population with an average gross density of 160 persons per hectare. As stated earlier density in the existing town is as high as 500 persons per hectare and with the provision of planned development and contemporary infrastructures on the out skirts of the town, the existing town will be decongested by decentralising few activities from the thickly populated areas.

Commercial

Approximately 30 Hects. denoted with sub-group No. 240, 250 as part of sector 1 has been earmarked for the development of the District Centre by shifting the existing police lines. This reservation has been made due to its strategic location and high land value within the Municipal limits and to decentralise the congestion within the existing town.

An area about 95 hectares has been earmarked for the wholesale grain market in sector 8 denoted with sub-group No. 220, 230 which will also accommodate the allied uses, such as warehouses and storages, etc.

The existing site of 12 hectares of District Administration in sector 14 has been proposed for city centre denoted with sub-code No. 210, 250 to cater to the growing-demand of South-East and South-West proposed developments. Apart from the area approx. 8 hects. is under development for the commercial activities which is adjacent to Bus Stand denoted with Sub-group No. 210 and 260,

Industrial

Keeping in view the directions given by the government and present industrial growth an area approx. 363 hectares has been earmarked for Industrial activities. Out of which 30 hectares, is already developed within the Municipal Limits and has accommodated Industries like Milk Plant, Motor Market and Industrial Estate in Sector 3, 4 and 16, respectively.

An area approx. 333 hectares is reserved for the Industrial Development at the junction of Ambala-Chandigarh and Ambala-Naraingarh roads. However, this site was found vulnerable for the Industrial Development due to the existence of a few Industries. Dhulkot power house and other required infrastructure. This area reserved for light and service industry will also incorporate the major industrialisation proposals of the government and will also help in decentralising the existing industries functioning in the non-conforming uses.

Transport and Communications

Keeping in view the anticipated growth of the town an urbanizable area of 2560 hectares has been subdivided into 20 self-contained sectors. The importance of National Highway No. 22, i.e. Ambala-Kalka Road and G.T. Road is duly recognised in the proposals of the revised draft development plan and has been designated as M-1 with its present width and reservations of 30 metres on both the sides under the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963. The present width of the Ambala-Hissar State Highway is 18 Metres and has been proposed to be widened to 30 Metres (M-3-I) and will have 30 Metres reservation on both sides under the act. To bye-pass the through traffic from Hissar-Ambala Road to G.T. Road an outer peripheral road of 45 metres (M-2) width has been suggested on the North-West of the town with its level segregation on the G.T. Road to avoid the criss-cross traffic and will ultimately connect Kalka-Ambala Road with its over bridges on Amritsar-Delhi Railway line and Kalka-Ambala Railway line.

Each sector is bounded by its peripheral road called M-3 (30 Metres) width to avoid the fast through traffic within the sector. However, in case of sectors having existing peripheral roads, the same will be widened to 30 metres so as to bring a uniformity in the road system. Naraingarh-Ambala Road has been widened to 30 metres so as to cater to the growing demand of the proposed development and is designated as M-3.

Public Utilities

Ambala City is presently being fed with underground water obtained by a system of tube-wells and storage tanks. For the proposed development an area of approximately 73 hectares denoted with sub-group No. 510 has been earmarked and has been designated as Sector No. 12. This area will accommodate water-supply installations including treatment plants. Keeping in view the topography of the town and area approximately 25 hecets. has been earmarked for the disposal works on the North-West of the urbanization proposals and denoted with sub-group No. 520. To cope with the electricity demand of Ambala City and Ambala-Cantt. a power house along the Ambala-Kalka Road has already been set up, known as Dhulkot Power House, and has been denoted with sub-group No. 530 on the development plan and the future expansion of the said power house can be met with the proposed Industrial area adjacent to it.

Public and Semi-Public Uses

At present the offices of the District Administration are located in Sector-14 in very dilapidated and old buildings and few other offices linked with the district administration are functioning in private rented buildings in a very scattered form in the city as well as in cantonment. To have a better co-ordination and smooth functioning, it is suggested that all the offices should be located in sector 1 denoted with sub-group No. 610 where an area of 90 hectares is available, a major portion of this area is in the possession of Jail Authorities and will accommodate district administration officer, Courts and other public and semi-public offices.

JAIL AND POLICE LINES

As stated earlier the land under present jail premises and jail farming has been reserved for the administrative centre. Jail is proposed to be located in approx. 65 hectares of land close to its existing site, in sector-20 denoted with sub-group No. 610.

Keeping in view the functional aspect of police department, the Police line has been proposed to be located on Ambala-Chandigarh Railway line on the out skirts of the proposed urbanisation. For this purpose approx. 71 hectares of land has been reserved in Sector-17 and denoted with sub-group No. 610.

EDUCATION

The existing institutions are mostly located within the existing city in very small and old buildings. To meet the future demand for the institution, of the town an area approximately 35 hectares denoted with sub-group No. 620 has been reserved for this purpose in the revised draft development plan. This area is very close to the existing town and is very much potential for its proposed uses.

The town is agro-based and the Government has laid a great stress on the development of agricultural activities in this district. To educate and institute the farmers the Government has set up a Krishi Vigyan Kendra in Sector 14 with its laboratories, teaching classes and auditorium etc. For the practical demonstration of this type of institution an area approx. 40 hectares has already been put to said use, and the same has been reserved in the proposal of the revised draft development plan. However, the future expansion activities of such type of institutions can be extended in the agricultural zone bounded within the sector. Apart from the above an area approx. 40 Hectares under the use of existing institutions, viz. Polytechnic, and I. T., and other academic institutions.

MEDICAL

The present Civil Hospital building is in a very bad shape which needs to be demolished immediately. A site approx. 12 hectares for the new hospital is earmarked in sector I denoted with sub-group No. 639. This will form an integrated part of the total medical zone having an area approx. 35 hectares of the revised draft development plan which will join the existing medical facilities available in Philadelphia Mission Hospital.

OPEN SPACES AND PARKS

Due to the scarcity of water the existing town is very much deprived of organised open spaces in the form of parks and recreational areas. An area approx 40 hectares denoted with sub group No. 720 on the revised draft development plan has been carved out for the purpose of development in to recreational area. Out of this an area approx 6 herts has already been developed into a Municipal Park and the rest of the area can be developed for the same use where the water is easily available within the site.

AGRICULTURAL LAND

The remaining area surrounding the urbanisation proposals which is predominantly agricultural is proposed to be reserved as agricultural zone. Agricultural zone however, would not eliminate the essential building development within this area, such as the extension of the existing village contiguous to Abadi Doh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this agricultural land.

The proposals of the focal village Mandhour have been incorporated in the revised draft development plan as per the proposals framed by the Rural Development Board.

NON-CONFORMING USES

Where an industry or other building exists with valid sanction or prior to the notification of this area as a controlled area, such building will continue as non-conforming use of land or building contrary to the major land use contemplated for that part of the area. Such use has been denoted with sub-code No. 910 and 920 on the revised draft development plan.

The proposals within the municipal limits of Ambala City are not statutory but are in the form of guidelines for development.

ZONING REGULATIONS

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Revised Draft Development Plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the changes of land uses and development shall be in accordance with the detail shown in the sector plans there by ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

DRAFT ZONING REGULATIONS

use and development of land in the controlled areas around Ambala City shown in (A)/2369/82, dated 2nd September, 1982.

I-GENERAL

The zoning regulations forming part of the Revised Draft Development Plan for the Controlled and Addl. Controlled Area at Ambala City shall be called Zoning regulations of the revised draft development plan for the controlled area and additional controlled area at Ambala City.

The requirements of these regulations shall extend to the whole of the area covered by the revised Draft Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas—Restriction of Un-regulated Development Act, 1963 and the rules framed thereunder.

II—DEFINITIONS

In these regulations :—

- (a) 'Approved' means approved under the rules;
- (b) 'Building Rules' means Rules contained in Part VII of rules;
- (c) 'Drawing' means Drawing No. DTP (A)/2369/82, dated 2nd September, 1982;

- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage, between the total floor area of a building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in block without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smokes, gas fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) 'Local Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, atta chakkies with power, laundry, dry cleaning and dyeing, repair and service of automobile scooter and cycles, repair and service of automobile scooter and cycles repair of household utensils, shoe making and repairing, fuel depots, etc.
- (h) 'Material Date' means 6th July, 1976 and 20th April, 1981 on which dates lands within the Controlled Area and Additional Controlled Area notified,—vide Haryana Government Notification No. 2547—2TCP—76/21147, dated 25th May, 1976 appearing in *Haryana Government Gazette* dated 6th July, 1976 and Notification No. 2TCP-81/5769, dated 10th April, 1981 appearing in *Haryana Government Gazette* dated 10th April, 1981, respectively.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours ;
- (j) 'Non-conforming use' in respect of any land or building which is contrary to the major land use specified for that part of the area in the draft development plan ;
- (k) 'Public Utility Building' means any building required for running of public utility service such as water supply, drainage, electricity, post and telegraph and transport and for any Municipal services including a fire station ;
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ;
- (m) 'Sector density' and 'Colony density' shall mean the number of persons per hectare; in sector area or colony area as the case may be.

Explanation— (i) In the definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony including 50 per cent land under the major road system surrounding the sector or colony and excluding the area under the major road system development within the sector or the colony as the case may be.

(ii) For the purpose of calculations of sector density it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every plot on the average contain two dwelling units each with a population of 9 persons per dwelling unit 9 persons per building plot. In the case of residential plot, however, one dwelling unit shall be assumed ;

- (n) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site ;
- (o) The terms 'Act', 'Colony', 'Colonizer', 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab-Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and
- (p) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III—MAJOR LAND USES/ZONES

For purpose of these regulations, the several part of controlled areas indicated on the drawing shall be reserved for the following major land uses and to be designated as such :—

Main code	Land Use
100	.. Residential
200	.. Commercial
300	.. Industrial
400	.. Transport and Communication
500	.. Public Utilities
600	.. Public and Semi-Public uses
700	.. Open spaces
800	.. Agricultural land
900	.. Non-conforming use

IV—DIVISION INTO SECTORS

Major land uses mentioned in main code 100 to 900 at Regulation III above which are land uses for building purposes have been divided into sectors, as shown and bounded by the major road reservations, and each sector shall be designated by the number as indicated in the drawing.

V—DETAILED LAND USES WITHIN MAJOR USES

Main, ancillary and allied uses, which subject to other requirements of these regulations and of the rules may be permitted in the respective major land uses/zones are listed in Appendix 'A' sub-joined to the regulations.

VI—SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservations of various sectors for respective land uses for building purposes, the Director may not, permit any change in their land uses or allow construction of building thereon, from considerations of compact and economical development of the Controlled Area, till such time as availability of water supply, drainage-arrangements and other facilities for these sectors are ensured to his satisfaction.

VII—SECTOR TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE

(i) Change of land use and development in sectors which are commercial and public and semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(ii) Notwithstanding the provision of clause (i) above Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

VIII—LAND RESERVATION OF MAJOR ROADS

M—I. G. T. Road and Ambala Kalka Road	.. Existing width with reservation under the Act.
M—2 Peripheral roads	.. 45 metres width with 30 metres reservation.
M—3-I Ambala-Hissar Road	.. Widened to 30 Metres with reservation under the Act.
M—3 Sector roads	.. 30 metres wide.

Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

IX—INDUSTRIAL NON-CONFORMING USES

With regard to the existing industries shown in the zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned—

- (a) undertakes to pay to the Director as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- (b) during the interim period makes arrangements for the discharge of effluent to the satisfaction of the Director.

X—DISCONTINUANCE OF NON-CONFORMING USES

(1) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, riot or any other natural calamity it shall be allowed to be redeveloped only for a conforming use.

XI—RELAXATION OF LAND USE WITHIN AGRICULTURAL LAND

In the case of any land lying in Agricultural land, Government may relax the provisions of this Development Plan—

- (a) for use and development of the land into a residential or industrial colony; provided the coloniser had purchased the land for the said use and developed prior to the material date or after the material date on the basis of an arrangement executed prior to the material date on stamped paper and the colonizer secures permission for this purpose as per rules; and
- (b) for use of land as an individual industrial site (as distinct from an industrial colony): provided that :
 - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase, executed on stamped paper prior to the material date;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
 - (iii) the owner of the land secures permission for building as required under the rules; and
 - (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlying within the lands satisfying either if the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

Explanations.—The word purchase in this regulation shall mean acquisition of full proprietary rights and not lesser title such as agreement to purchase, etc.

XII—THE DEVELOPMENT TO CONFORM TO SECTOR AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

XIII—DENSITY, SIZE AND DISTRIBUTION OF PLOTS

- (1) Every residential sector shall be developed according to the density indicated and prescribed for it, in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.
- (2) In the case of residential colony allowed under regulation XI, the colony density of the colony area shall be 250 persons per hect.

XIV—INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUT

No permission for erection or re-erection of building on a plot shall be given unless—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XI above ; and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director,

XV—MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

The minimum sizes of plots for various types of uses shall be as below :—

- (i) Residential plots .. 100 Sq. Mtrs.
- (ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government .. 40 Sq. Mtrs.
- (iii) Shop-cum-Residential plot .. 100 Sq. Mtrs.
- (iv) Shopping booth including covered corridor or Pavement in front .. 20 Sq. Mtrs.
- (v) Light Industry plot .. 800 Sq. Mtrs.
- (vi) Local Service Industry Plot .. 200 Sq. Mtrs.
- (2) The Minimum area, under a group housing estate shall be 8.0 heccts and maximum area 20 Heccts.

XVI—SITE COVERAGE AND HEIGHT OF BULK OF BUILDING IN VARIOUS USES

Site coverage and height up to which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the rules. In the case of other categories the maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under Regulation—XVIII, shall be as under :—

Types of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group housing	33½ per cent	150 per cent
(ii) Government Offices	25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within public and semi public uses	50 per cent if air conditioning is not done 75 per cent if air-conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

XVII—BUILDING LINES IN FRONT, SIDE AND REAR

(1) Every Building shall also conform to the building lines, in front of the plots show on the sector plan or on the layout plan of the approved colony.

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot shown on the sector plan or on the layout plan of the approved colony side, open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the provisions of the Rules,

XVIII—ARCHITECTURAL CONTROL

Every building shall conform to architectural control, wherever and if any specified in the architectural control-sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

XIX—PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN AGRICULTURAL ZONE

A farm house in Agricultural Land outside abadi deh of village may be allowed subject to following conditions :—

(i) No farm house shall be permitted within 1 Km of the urbanisable limit of any Urban Settlement as determined in the Development/Master Plan;

(ii) Farm Housing shall be permitted on the farms having not less than 2 hectares of area;

(iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hecets. . . 150 Sq. Mtrs.

For every addl. 0.4 hectare (with maximum of 300 Sq. Mtrs.) . . 15 Sq Mtrs.

(iv) It shall be constructed single-storeyed and its height shall not exceed 5 metres.

(v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :—

(a) Where the road is bye-pass to a scheduled road . . 100 Mtrs.

(b) Where the road is a scheduled road. . . 30 Mtrs.

(c) Any other road . . 51 Mtrs.

XX—INDUSTRIAL HOUSING

Subject to detailed layout plans of the major use as mentioned industrial housing for industrial labour may also be allowed in the industrial zone on the following conditions :—

(i) That industrial housing is constructed by an industrial employer;

(ii) Such estate consists of tenement no less than 50 in number;

(iii) That the housing is not erected within the site forming the premises of the factory at site for industrial housing is kept distinct from the factory site though it may adjoin the factory site

XXI—RELAXATION OF REVISED DRAFT DEVELOPMENT PLAN.

Government may in cases of hardship or with a view to save any structure constructed before the material date relax any of the provisions of the revised draft development plan on principal of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'

Residential Zone

- (i) Residences
- (ii) Boarding houses
- (iii) Social community, religious and recreative building
- (iv) Public utility buildings
- (v) Educational Buildings all types of schools and where necessity of colleges
- (vi) Health institutions
- (vii) Retail shops and Restaurants
- (viii) Commercial and Professional Offices
- (ix) Cinemas
- (x) Local service Industry
- (xi) Petrol filling station
- (xii) Bus stand and bus stop
- (xiii) Tonga, Taxi, Scooter and Rickshaw stand
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local needs of major uses and at sites earmarked for them in the sector Plan OR in the approved layout plan of the colonies.

Commercial

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and Professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local service industry
- (vii) Civic, Cultural, Social and Community buildings
- (viii) Local and Government offices
- (ix) Public utility buildings
- (x) Petrol filling station and service garrages
- (xi) Loading and Unloading yards
- (xii) Parking spaces, Bus Stop, Taxi, Tonga, Rickshaw
Gadda and Truck Stand
- (xiii) Wholesale market, Fish, Vegetable, Juice market
- (xiv) Any other use which Government in public interest may decide

As per sites shown on the sector plan and zoning plan.

INDUSTRIAL**Light Industry Zone**

- (i) Light Industry
- (ii) Local service Industry
- (iii) Warehousing and Storage.
- (iv) Public Utility buildings community recreative and social buildings and retail shops
- (v) Parking loading and Unloading area
- (vi) Bus stop, Taxi, Tonga and Rickshaw stand
- (vii) Petrol filling station and Service Garrages

As required for the local need of the area and as per sites shown on the sector plan and on the approved plan of the colony.

Medium Industry Zone

- (i) Medium Industry
- (ii) All uses allowed within light Industry Zone

TRANSPORT AND COMMUNICATION**Railway Reservation**

- (i) All requirements of the Railway Departments.
- (ii) Telegraph, Telephone and cables etc. for telephone exchange

As per site shown in the Sector plan and Zoning plan.

PUBLIC UTILITIES

- (i) Water Supply Installations
- (ii) Treatment plant
- (iii) Drainage and Sanitary Installations
- (iv) Disposal Works
- (v) Electric power plant and sub-stations including grid station

PUBLIC AND SEMI PUBLIC

- (i) Government Administrative Centre
 - 1. District Offices
 - 2. Law Courts
 - 3. Jails, Police Stations with Police Lines
- (ii) Education

Educational, Cultural & Religious institutions.

Such as special and major institutions required for the town and surrounding region, set up or sponsored by the Government undertaking or public and semi-public organisation approved by the Government with emphasis on education and research and all buildings ancillary thereto.

(iii) Medical

Civil Hospital, Veterinary hospital Clinics, maternity home, health centre and dispensaries etc.

} As per site shown on the Sector plan or Colony plan.

OPEN SPACES

- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the area, at approved places
- (iv) Public Utility Building
- (v) Agriculture and horticulture at approved places and for approved period

AGRICULTURAL

- (i) Agricultural, horticultural, dairy and poultry farming
- (ii) Village houses within Abadi-Deh
- (iii) Farm houses outside abadi deh subject to restriction as laid down in regulation XIX
- (iv) Expansion of existing Village contiguous to Abadi-Deh. If undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk Chilling stations and pasturization plants
- (vi) Bus stand and Railway Stations.
- (vii) Airports with necessary building.
- (viii) Wireless Stations
- (ix) Weather Stations
- (x) Land drainage, irrigation and hydro-electric works
- (xi) Hydro-electric transmission lines and poles
- (xii) Cremation and burial grounds
- (xiii) Mining and extractive operations, including lime and brick kilns stone quarries and crushing subject to rules and approved sites provided that none of these operations are sited within 300 metres of the edge of any National, State or District highway
- (xiv) Petrol filling stations
- (xv) Any other use which Government may in public interest decide
- (xvi) Grain Godown/storage space

} As approved by the Director.

} As approved by the Director

} As approved by Director

USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material.

A. K. SINHA,

Commissioner and Secretary to Government, Haryana,
Town and Country Planning Department.

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PART I]

HARYANA GOVT GAZ, JULY 19, 1983 (ASAR 28, 1905 SAKA)

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AMBALA CITY

EXISTING LAND USE FOR THE
CONTROLLED AREA & ADDITIONAL
CONTROLLED AREA

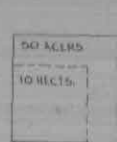
LEGEND :-

STATE BOUNDARY	SUB GROUP
CONTROLLED AREA BOUNDARY	
ADDITIONAL CONTROLLED AREA BOUNDARY	
CANTONMENT/DEFENCE LAND BOUNDARY	
MUNICIPAL BOUNDARY	
RAILWAY LINES & RAILWAY STATIONS	410
ROADS & BUS STANDS	420
ELECTRIC POWER PLANTS	430
GHAGGAR-NADI, NALLAHS & PONDS	740
ORCHARDS & NURSRIES	820
EXISTING VILLAGES	
EXISTING STRUCTURES	
EXISTING INDUSTRIES	
HIGH TENSION LINES	
TUBEWELLS & WELLS	
BRICK KILNS	
KATCHA RASTAS	

NOTE:- THE EXISTING LAND USE FOR THE CONTROLLED AREA
AMBALA CITY AS SHOWN IN DRAWING NO. D.T.P.(A) 2320/BI
DATED 19.12.78 HAS BEEN INCORPORATED IN THIS PLAN.



Scale bar showing distances in feet and meters.



DRAWING NO. D.T.P.(A) 2320/BI DATED 19.4.1981.

PLANNING ASSISTANT *R.M. Harka* DRAWN BY *R.M. Harka*

ASSISTANT TOWN PLANNER *R.M. Harka*

DISTRICT TOWN PLANNER *R.M. Harka*

CHIEF TOWN PLANNER *R.M. Harka*

DIRECTOR

DEPTT. OF T.S. & P.L.G. HARYANA

